

**MANITOU SPRINGS PLANNING COMMISSION
AGENDA, REGULAR MEETING
WEDNESDAY, MARCH 10, 2004, 7:00 P.M.**

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. January 14, 2004
2. February 11, 2004

III. REVIEW OF COUNCIL ACTION

3. CU 0402 – Conditional Use (Expansion of B&B Use) - 113 Pawnee Avenue – Ron and Judy Lancaster, Applicants. City Council heard this on March 21, 2004 and approved the revised Conditional Use with a 6-0 vote.

IV. UNFINISHED BUSINESS

4. V 0320 – Rear Yard Variance – 3 Keithley Place (originally 23 Keithley Road) – Ed Koback, Applicant.

V. NEW BUSINESS

5. V 0403 – Side Yard Setback Variance – 152 El Paso Boulevard – Ray Thomas, Applicant.
6. V 0404 – Height Variance (2nd Floor Addition) – 815 Duclo Avenue - United Tradesman, Inc. for Bruce Littrell, Applicant.
7. MJR 0303 – Major Development (7 Townhomes) – 0 El Paso Boulevard – Sage Creek Land Company, LLC, Applicant. (Staff recommends postponement)
8. PP 0302 – Preliminary Plat (7 Townhome Lots) – 0 El Paso Boulevard – Sage Creek Land Company, LLC, Applicant. (Staff recommends postponement)
9. FP 0302 – Final Plat (7 Townhome Lots) – 0 El Paso Boulevard – Sage Creek Land Company, LLC, Applicant. (Staff recommends postponement)
10. SW 0302 – Subdivision Waiver (Encroachment into 30% or Greater Slopes) – 0 El Paso Boulevard – Sage Creek Land Company, LLC, Applicant. (Staff recommends postponement)

VI. OTHER BUSINESS

11. Discussion of efforts to generate additional Planning Commission members.

VI. ADJOURNMENT

cc: Rachel Buller (Term exp 12/31/06)
Alan Delwiche, V. Chair (Term exp 12/31/06)
Kerstin Eriksson, Alternate (Term exp 12/31/06)
Christopher Johnson (Term exp 12/31/04)
Jim Kwiecien, Chair (Term exp 12/31/06)
Howard Lerner (Term exp 12/31/03)
Gil Price (Term exp 12/31/03)
Jeff Weinzierl (Term exp 12/31/04)

Nancy Barnes (Council Liaison)
Kathy Verlo (Alternate)

Staff: Todd Liming, Planning Director
Michelle Anthony, Planner
Alan Jensen, City Attorney
Cheri Mills, Admin. Asst.

Interested citizens are invited to volunteer to serve on any of the City's Boards or Commissions. Please contact the City Clerk for additional information at 685-5596.

Posted: March 5, 2004 at 4:15 p.m.